

## Flats 1-7, 124 Neath Road, Landore, Swansea, SA1 2LG

**Offers Over £450,000**

An exceptional investment opportunity for experienced landlords. This block of flats on Neath Road comprising seven self-contained units, the property is fully tenanted, with an annual income of £46,800 offering a consistent and attractive income stream from day one. Each flat is thoughtfully designed to maximise space and comfort, appealing to a wide range of tenants. The property also benefits from rear parking, providing added convenience for residents. Its strategic location ensures excellent access to local amenities, transport links, and the natural beauty of Swansea, further boosting its rental appeal. A standout addition to any property portfolio, this well-positioned block combines long-term stability with strong investment potential.



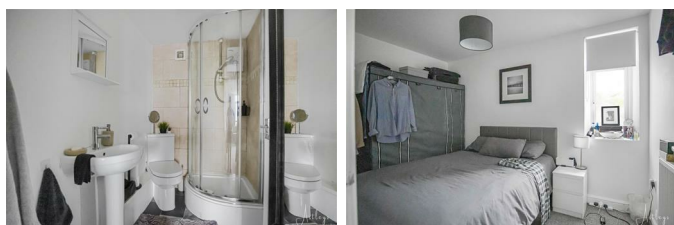
## The Accommodation Comprises

### Ground Floor

#### Flat 1 - (1 Bedroom)



#### Flat 1 Accommodation



Lounge/Kitchen  
Bedroom  
Shower Room

#### Flat 2 - (1 Bedroom)



#### Flat 2 Accommodation

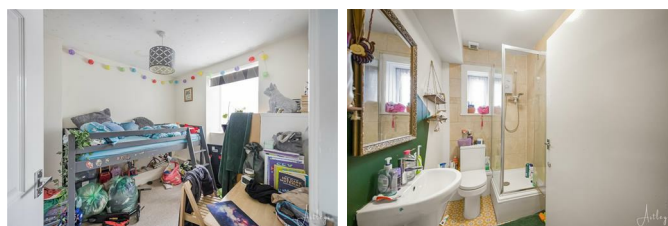


Lounge/Kitchen  
Bedroom  
Shower Room

#### Flat 3 - (2 Bedrooms)



#### Flat 3 Accommodation

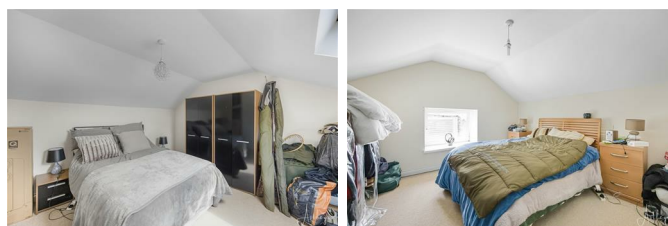


Lounge/Kitchen  
2 Bedrooms  
Shower Room

#### Flat 7 - (2 Bedroom Maisonette)



#### Flat 7 Accommodation



Ground Floor  
Lounge/Kitchen  
Bathroom  
First Floor  
2 Bedrooms

#### First Floor

#### Flat 4 - (1 Bedroom)

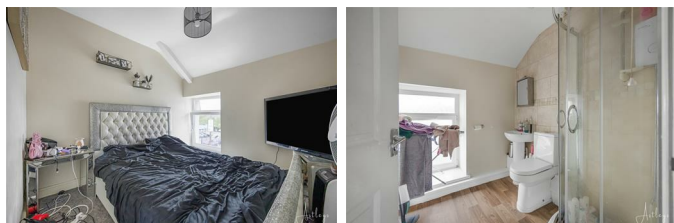
#### Flat 4 Accommodation

Lounge/Kitchen  
Bedroom  
Shower Room

#### Flat 5 - (1 Bedroom)



#### Flat 5 Accommodation



Lounge/kitchen  
Bedroom  
Shower Room

#### Flat 6 - (1 Bedroom)

#### Flat 6 Accommodation \_ TBC

#### External

#### Parking



#### Agents Note

Tenure - Freehold

Council Tax Band - All 7 flats are band A

Services -

Mobile coverage - EE Vodafone Three O2

Broadband -Basic -12 Mbps Superfast 207 Mbps

Ultrafast 1800 Mbps

Satellite / Fibre TV Availability -BT Sky

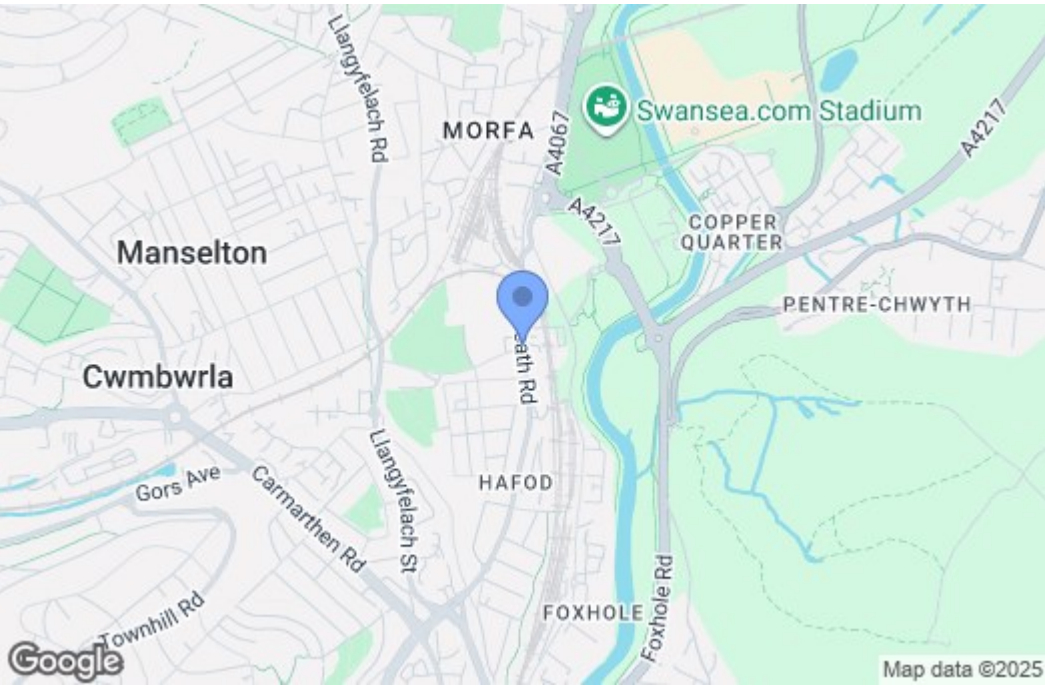
#### Agents Note

As we are selling the property for a third party the property is sold as seen and the particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

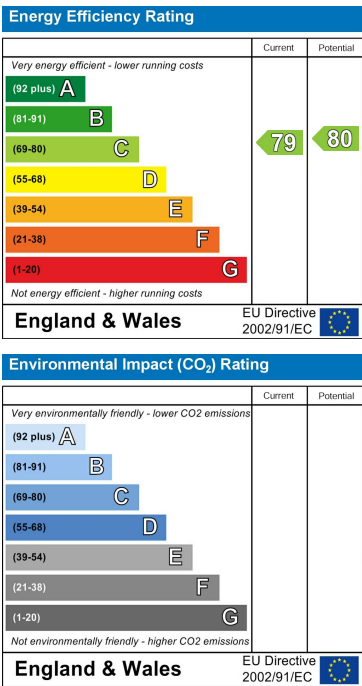
Floor Plan



Area Map



Energy Efficiency Graph



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